BILL GARRETT, Davidson County
Trans:T20170039834 DEEDQC
Recvd: 05/10/17 10:59 2 pgs
Fees:12.00 Taxes:0.00
20170510-0046366

This Instrument was prepared by:
Amanda J. Browning
178 Greenfield Drive
LaVergne, TN 37086

THIS INSTRUMENT WAS PREPARED SOLEY UPON INFORMATION PROVIDED BY THE PARTIES HERETO. NO WARRANTY OF TITLE, EITHER EXPRESSED OR IMPLIED.

QUITCLAIM DEED

Map/Parcel: 073160A12700CO

FOR AND IN CONSIDERATION of Ten and 00/100 ($10.00) Dollars and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Amanda J. Browning, sole heir to the Estate of Randy L. Browning,** does hereby quitclaim and convey unto **Mary Katherine Welborn, unmarried,** all right, title and interest in and to the following real property located in Davidson County, Tennessee, to-wit:

BEING Unit No. 127 as shown on the Plat of Cumberland Trace of record in Book 5200, page 724, Register's Office for Davidson County, Tennessee, together with an undivided membership in the Cumberland Trace Homeowners' Association, all as described in Book 6216, page 528, said Register's Office.

BEING the same property conveyed to Randy L. Browning, unmarried, by Warranty Deed from George R. Sells, unmarried, dated April 14, 2008, and filed in Instrument No. 20080416-0038653, said Register's Office. The said Randy L. Browning having died intestate with title now being vested in Amanda J. Browning, sole heir at law and she takes title to this property by the law of descent and distribution, pursuant to the Affidavit's of Heirship filed in Instrument Nos. 20170222-0017886 and 20170222-0017887, said Register's Office.

This is improved property known as: 127 Cumberland Trace, Nashville, TN 37214

Witness my/our signature(s) on the date appearing on the notary form.

Amanda J. Browning

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Amanda J. Browning, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 2 day of March, 2017.

Brittany A Tate
Notary Public

My Commission Expires:
June 15 2019

BRITTANY A TATE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Mary Katherine Welborn
Affiant

COURTNEY POWERS
STATE OF TENNESSEE NOTARY
DAVIDSON COUNTY
My Commission Expires JAN. 9, 2018

Subscribed and sworn to before me this the 3rd day of March, 2017.

Courtney Powers
Notary Public

My Commission Expires: Jan 9, 2018

New Owners:
Mary Katherine Welborn
127 Cumberland Trace
Nashville, TN 37214

Send Tax Bills to:

New Owner